



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Las Ventanas Townhomes
Owners: Peter Schinker Builder, Inc. Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 711 Summer Dawn Address: 555 E. Ramsey
Zip Code: San Antonio, TX 78258 Zip Code: San Antonio, TX 78216
School District: Northside Phone: (210) 375-9000
Existing zoning: R6 Proposed zoning: P1, R6

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 8
Ferguson map grid 513 F2

Land area being platted:	Lots	Acres
Single Family (SF)	<u>75</u>	<u>13.40</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name Crownridge of Texas No. 64

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name Crownridge Commercial U-4 No. 970454

Name La Sierra Subdivision U-6 No. 970232

Name Walden Heights U-1X No. 880243

Contact Person and authorized representative:

Print Name: Dennis R. Rion, P.E.

Signature: 

Date: 3/29/2000

Phone: (210) 375-9000

Fax: (210) 375-9010

RECEIVED
00 AUG 11 PM 2:15
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does not ☐ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Camp Bullis Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Dennis R. Rion, P.E.

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999

PAGE 2 OF 2



CITY OF SAN ANTONIO

January 12, 2001

Mr. Dennis Rion, P.E.

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Las Ventanas

POADP # 694

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Las Ventanas Subdivision Preliminary Overall Area Development Plan # 694. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works



PLANNED UNIT DEVELOPMENT PLAN (PUD PLAN) APPLICATION PACKAGE

General Information

1. This application package is for processing by the Subdivision Section for ultimate scheduling of a public hearing and consideration of the proposed PUD Plan by the Planning Commission. {All required items including department/agency reviews must be received not later than fifteen (15) days prior to requested Planning Commission Meeting}
2. Inside the San Antonio City Limits, the proposed PUD Plan must have the proper zoning classification in accordance with Article III, Unified Development Code prior to scheduling for consideration and approval by the Planning Commission.
3. Outside the San Antonio City Limits within the San Antonio Extraterritorial Jurisdiction, the subject property does not have any zoning classification requirements.
4. If a PUD Plan consists of two or more units/phases, a POADP must be submitted in accordance with Article II, Unified Development Code prior to plan submittal. The PUD Plan may be submitted as the POADP clearly annotated "PUD/POADP".

Submittal Requirements

1. An application (attached) along with the appropriate filing fee.
2. The original legal instrument for common areas and facilities is to be filed with the plat.
3. A current Bexar Appraisal District map with account numbers showing the proposed PUD site and all properties within a two-hundred (200) foot radius.
4. List of names and addresses of the owners (as the ownership appears on the last approved ad valorem tax roll) of all property within two-hundred (200) feet of the boundaries of the proposed PUD. In lieu of providing the property owner names and addresses, the applicant may elect to have Subdivision Section staff prepare the list upon payment of the notification list fee.
5. Six (6) copies of proposed PUD Plan.

Plan Requirements

1. Site layout indicating size, location, scale, north arrow, perimeter boundaries, and perimeter setbacks.
2. Proposed land uses by location, type, density, and size.
3. Major physical features such as easements, streams, flood plains and significant vegetation.
4. Location and dimensions of streets, parking areas, clear vision areas, and access control stations to include gate area detail.

5. Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages as well as the density (sections 35-2107 & 35-3111).
6. Staging plan if proposed PUD Plan is to be developed in more than one phase.
7. Lot detail for typical lot.
8. Cross-section of typical street to include location and width of sidewalks.

Minimum Required Reviews

1. Major Thoroughfare Plan Section, Planning Department
2. Traffic Engineering Section, Public Works Department
3. Zoning Section, Planning Department (ICL only)
4. Environmental Protection Officer, SAWS(Recharge only)

Public Hearing and Consideration Requirements

1. The Public Hearing for the proposed PUD Plan may be scheduled only after all required items to include required reviews have been received by the Subdivision Section.
2. The Public Hearing for the proposed PUD Plan may only be scheduled in conjunction with and in accordance with the notification of surrounding property owners. This required mailout must be accomplished not less than ten (10) days prior to the Planning Commission meeting at which the Public Hearing will be conducted. Staff will need three days prior to the mailout deadline to prepare.
3. Fifteen (15) full size copies of the proposed PUD Plan.
4. One eight and one-half by eleven (8 1/2 x 11) inch reduced copy of the proposed PUD Plan.

Plan Approval

1. In accordance with section 35-2109, (c), Plan Approval, after the Public Hearing, the Planning Commission may approve the proposed PUD Plan as submitted, amend and approve the proposed PUD Plan as amended, or disapprove the proposed PUD Plan.
2. Subdivision Plats may only be considered after Planning Commission approval of the respective PUD Plan, either simultaneously or at a subsequent Commission meeting.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED

TO: ZONING JAN 11 PM 2:15

Date: 1-5-01
~~8-14-00~~
(2nd REVIEW)

FROM: Michael O. Herrera, Planner II

ITEM NAME: LAG VENTURAS TOWNHOMES FILE # 00-029

RE: P.D.P.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: SEPT. 15, 2000

- | | | |
|--|---|---|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input checked="" type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: zoned P-1(R-6)

Signature _____ Title _____ Date 1-9-2001

RECEIVED
01 JAN - 9 AM 5:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-11-00

POADP NAME:

LAS VENTANAS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **if necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-14-00 before the POADP committee.



☒ I recommend approval



☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Campbell RD is on the MTP requiring a
min. of 80' ROW. Plat does address thoroughfare.

[Signature]
Signature

Planner
Title

8/16/00
Date

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 1-9-00
~~8-11-00~~

POADP NAME:

LAS VENTANAS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for ~~8-14-00~~ before the POADP committee.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

1/08/01 SE Eng. Assoc.

Title

Date

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-11-00

POADP NAME:

LAS VENTANAS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-14-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ① CUL-DE-SACS Regd at end of private
street in order for vehicles to turn-around.
② provide a gate entrance detail

Signature

Title

Date

[Signature]

Sp. Cons. Assoc.

8/18/00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date ~~8-11-00~~ ⁸⁻³⁰⁻⁰⁰
(2nd REVIEW)

POADP NAME: LAS VENTANAS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for ~~8-14-00~~ ⁹⁻¹⁵⁻⁰⁰ before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]
Signature

Salvador Asencio
Title

8/31/00
Date

Signature

Title

Date

May 8, 2000 MH Jr.

**CITY OF SAN ANTONIO
BUILDING INSPECTIONS DEPARTMENT
Interdepartmental Correspondence Sheet**

TO: Michael Herrera, Planner II

FROM: Debbie Reid, City Arborist

COPIES TO: File

SUBJECT: POADP Comments

DATE: August 18, 2000

Westcreek Model Home park:

- **Coordinate tree preservation. Preserve and use existing vegetation for xeriscape yards.**
- **If there is still a business park in the plan, the development will require a buffer with any dissimilar use on adjoining property.**

Newby Tract-Pulte Homes:

- **Coordinate tree preservation.**

Las Ventanas:

- **Coordinate tree preservation.**
- **Preferred layout for cluster development and common areas for open space.**

Sincerely,



**Debbie Reid
City Arborist**

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69

Project Name: Laventinus - Crownridge Townhomes

Location: N.C.B. 34725

Applicant: Peter Schitker Builder Inc.

Address: 711 Summer Dawn San Antonio, TX 78258

☒ Owner or ☐ Agent
Phone Number: (210) 493-7660

Permit Type (check one):

☒ Zoning, N.C.B. 34725 ☐ POADP # ☐ Plat # ☐ Bldg. Permit # ☐ Other:

Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour* (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
townhomes	75	Between 4 & 6 pm, Weekday	0.54	41	ITE Code: 230 Other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour* (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
							ITE Code: Other:

*specify _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C, if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Curtis Lee, E.I.T. c/o Pope-Dawson Engineers, Inc.

Date: 01/04/00

Box E (For Official Use Only, Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
☐ The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: Todd Sany

Date: 1-5-00

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition 325 School Street, S.W., Suite 410, Washington, DC 20024-2729, (202) 354-5050.

WORDFORMS 9/11/11

TRANSMITTAL



RECEIVED

To: City of San Antonio - Planning **Date:** NOV 29 PM 4:27/00
Attn: Mike Herrera
114 W. Commerce, 4th Floor
San Antonio, TX 78205
Re: POADP/PUD - Las Ventanas

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
8	POADP/PUD - Las Ventanas Townhomes

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From:

Trey Marsh

Project No.:

4862-01

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL



To: CITY OF SAN ANTONIO

Date: 8/11/00

Attn: Michael Herrera

Planning Department

(210) 207-7900

Re: Las Ventanas POADP/PUD

QUANTITY	DESCRIPTION
6	Blueline Prints PUD/POADP plan
1	8-1/2" x 11" Xerox Reduction – POADP
1	POADP Application w/ checklist
1	PUD Application w/ mail list
1	Check for fees \$762.20

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: Shauna Weaver

Project No.: 4863-02

cc: file

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

REPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

00 AUG 11 PM 2:15

RECEIVED

FAXRECEIVED
00 NOV 14 AM 10:21DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISIONTo: Mike HerreraFax: 207-4441Date: 11/14/00Re: Las Ventanas TIATotal Pages (Including Cover): 2

Comments:

Here is the signed TIA. We are also sending a copy to
Todd Sang and requesting that he release the TIA for RDAP approval.

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

From:

Curtis Lee

Project No.:

4862.03

cc:

FILE

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone 210 375 9000 | Fax 210 375 9010 | info@pape-dawson.com

TRANSMITTAL



To: CITY OF SAN ANTONIO

Date: 8/11/00

Attn: Michael Herrera

Planning Department

(210) 207-7900

Re: Las Ventanas POADP/PUD

QUANTITY	DESCRIPTION
6	Blue-line Prints PUD/POADP plan
1	8-1/2" x 11" Xerox Reduction - POADP
1	POADP Application w/ checklist
1	PUD Application w/ mail list
1	Check for fees \$762.20

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: Shauna Weaver

Project No.: 4863-02

cc: file

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED
00 AUG 11 PM 2:15
CITY OF SAN ANTONIO
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION